Project Name- Signature Global Park-I (2)
Temp-ID-1843-2024

PROJECT HEARING BRIEF FOR EXTENSION OF REGSITRTAION U/S 6 OF THE ACT, 2016		
S No.	**Particulars**	**Details**
1.	**Name of the project**	Signature Global Park-I(2)
2.	**Name of the promotor**	M/s Signature Global Homes Private Limited
3.	**Nature of the project**	Independent Residential Floors
4.	**Location of the project**	Sector-36, Sohna, Gurugram, Haryana
5.	**Legal capacity to act as a promoter**	License holder
6.	**Name of the license holder**	M/s Signature Global Homes Private Limited
7.	**Name of the collaborator**	N/A
8.	**Whether registration applied for whole/Phase**	Phase
9.	**Status**	Ongoing
10.	**Online Application ID**	RERA-GRG-1843-2024
11.	**Project Completion Date as declared u/s 4(2)(L)(C)**	30.03.2025
12.	**QPR Compliance (If applicable)**	Submitted
13.	**4(2)(L)(D) Compliance (If applicable)**	Submitted
14.	**Status of change of bank account**	N/A
15.	**RC Compliances -**	Service plans and estimates – Submitted on 13.02.2023
16.	**4(2)(l)(C) compliance**	N/A
17.	**Details of proceedings pending against the project**	RERA-GRG-3814-2023- SCN for RC compliance
18.	**Date of completion of project as per REP-II**	30.03.2025

19.	Present stage of completion (%)	38% (As per latest DPI submitted)		
20.	Total Project cost	Rs. 81.68 Crs.		
21.	Project expenditure so far	Rs. 31.22 Crs.		
22.	Estimated expenditure for completion so far	Rs. 50.41 Crs.		
23.	License no.	18 of 2021 dated 16.04.2021		Valid up to 15.04.2026
24.	Total licensed area	5 Acres	**Area to be registered**	1.09 Acres
25.	RERA Registration Number	02 of 2023 dated 02.01.2023		31.03.2025
26.	Extension applied upto	30.03.2026		
27.	Fee Calculation			
	Registration fee	Res-1.09*4046.86*2.64*2.64*10= Rs. 3,07,434/-		
	Processing fee	₹1,16,452/-		
	Extension Fee (Half of Registration fee)	₹1,53,717/-		
	Processing fee	₹1,16,452/-		
	Late fee at the time of extension	N/A		
	Total fee	₹6,94,055/-		
28.	DD amount submitted at the time of registration	1. Rs. 1,16,433/- 2. Rs. 3,07,384/-		
29.	DD no. and date	1. 818304 dated 14.12.2022 1. 818305 dated 14.12.2022		
26.	Name of the bank issuing	Yes Bank		
27.	RTGS Amount submitted for extension	1. Rs. 1,53,718/- 2. Rs. 1,16,453/- 3. Rs. 67/-		
28.	RTGS no. and date for extension	1. YESBR12024121805802480 dated 18.12.2024 2. YESBR12024121805802481 dated 18.12.2024 3. 503035906336 dated 20.01.2025		
29.	Name of the bank issuing	Yes Bank		
30.	Total fee paid	₹ 6,94,055/-		
31.	Deficient amount	Nil		
2.	Statutory approvals either applied for or obtained prior to registration			

	S.No.	Particulars	Date of approval	Validity up to
	i)	License	18 of 2021 dated 16.04.2021	15.04.2026
	iii)	Building plan Approval	Email dated 03.12.2022 and 15.12.2022	01.12.2026 and 13.12.2026
	iv)	Environmental Clearance	SEIAA /HR/2021/440 dated 07.12.2021	06.12.2031
	v)	Airport height clearance	N/A	
	vi)	Fire Scheme approval	N/A	
	vii)	Service plan and estimate approval	LC-3855/JE(DS)/2023/4420 dated 13.02.2023	

20.	File Status	Date
	Project received on	26.12.2024
	First deficiency notice sent on	17.01.2025
	1st hearing on	20.01.2025
	2nd hearing on	10.02.2025
	3rd hearing on	11.02.2025
	1st reply submitted on	04.03.2025
	4th hearing on	10.03.2025

Case History:

An application regarding extension of registration of Residential independent floors namely "Signature Global Park-I(2)" situated at Sector-36, Sohna, Gurugram, Haryana being developed by M/s Signature Global Homes Private Limited was submitted on 26.12.2024 under section 6 of Real Estate (Regulation and Development), Act 2016.

The license no 18 of 2021 dated 16.04.2021 was granted by DTCP for development of DDJAY plotted colony measuring an area of 5 acres in Sector-36, Sohna, in favor of M/s Signature Global Homes Private Limited.

The Authority granted registration certificate bearing no.02 of 2023 dated 02.01.2023 and valid up to 31.03.2025 to M/s Signature Global Homes Private Limited for the development of residential floors over an area 1.09 acres.

On scrutiny of the application, the deficiencies were observed and conveyed to the promoter vide notice no. HARERA/GGM/EPIN/103 dated 17.01.2025.

Proceedings dated 20.01.2025

The matter is adjourned to 10.02.2025.

Proceedings dated 10.02.2025

The matter is adjourned to 11.02.2025.

Proceedings dated 11.02.2025

The matter is adjourned to 10.03.2025.

Proceedings dated 10.03.2025

Ms. Prachi Singh, Planning Executive briefed about the facts of the project.

Sh. Vineet Maheshwari (President), Sh. Siddhartha Kapoor (AV) and Sh. Vedant Batra (AR) are present on behalf of the promoter and states that there is a revision of layout plan due to additional license area admeasuring 2.96875 acres. Further, the total number of plots are reduced from 38 to 36 as 2 plots are omitted because of proposed 9 mtrs. internal road for better connectivity. The promoter requests to amend the registration certificate for 36 plots and accordingly grant the extension of the registration of project.

The authority directs the concerned official to verify the facts submitted by the promoter. Meanwhile, the promoter is directed to remove the remaining deficiencies.

The matter to come up on 24.03.2025.

Proceedings dated: 24.03.2025.

Sh. Prachi Singh, Planning Executive briefed about the facts of the case.

Sh. Vineet Maheshwari (President), Sh. Siddhartha Kapoor (AVP) and Sh. Vedant Batra (CS) are present on behalf of the promoter.

A public notice of two weeks for inviting objections from the allottees be issued in at least three prominent newspapers (Two English and One Hindi) of wide circulation regarding revision in the earlier approved layout plan which got revised due to grant of the additional license. Further, the promoter is directed to remove the above mentioned deficiencies.

The matter to come up on 21.04.2025.

	The public notice was published in three newspapers namely "The tribune", "Hindustan Times" and "Punjab Kesari" dated 06.04.2025 in which last date of filing objections was 18.04.2025 at 11:00 P.M.	
21.	**Present compliance status as on 21.04.2025 vide hearing dated 24.03.2025**	1. Corrections in online DPI needs to be done. **Status:- Not done** 2. Deficit fee ₹67/- need to be submitted. **Status:- Submitted vide UPI Ref no. 503035906336 dated 20.01.2025** 3. Booking list of flats/shops sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat no. /shop no., tower no., carpet area, date of booking, average rate, and total consideration needs to be provided. **Status:- Submitted but needs to be revised** 4. Details of unsold flats/shops need to be provided. **Status:- Submitted but needs to be revised** 5. Project report need to be submitted. **Status:- Submitted but needs to be revised** 6. Site photographs for the physical status of construction need to be provided. **Status:- Submitted** 7. PERT Chart specifying date of completion needs to be provided. **Status:- Submitted but needs to be revised** 8. Reasons for delay of the project needs to be mentioned along with supporting documents. **Status:- Submitted but supporting documents not submitted** 9. Copy of DD submitted at the time of registration needs to be provided. **Status:- Submitted** 10. REP II needs to be provided. **Status:- Submitted** 11. Copy of draft allotment letter, application form, Builder buyer agreement, payment receipt and conveyance deed needs to be submitted. **Status:- Not submitted**

		12. Cost of land amounting Rs 485.31 lakhs needs to be clarified according to area i.e. 1.09 acres applied for extension. **Status:- Submitted** 13. Clarification needs to be submitted as EDC, IDC, taxes, cess and IDW not mentioned in DPI. **Status:- Submitted** 14. Bank undertaking needs to be submitted. **Status:- Submitted** 15. Following CA Certificate needs to be submitted: CA Certificate of financial and inventory details of the project. **Status:- Submitted** CA Certificate of expenditure incurred and to be incurred. **Status:- Submitted** Original CA Certificate dated 17.10.2024 of net worth of promoter. **Status:- Submitted but not on latest date** Original CA Certificate dated 17.10.2024 of non-default in payment of debt & statutory liabilities. **Status:- Submitted** 16. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted. **Status:- Submitted** 17. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted. **Status:- Not applicable** 18. As per Land Title Search Report dated 29.11.2024 property is not free from encumbrances as there is a charge of Standard Chartered Bank accordingly Loan sanction letter along with supporting documents needs to be submitted. **Status:- Submitted**
22.	**Remarks**	1. Corrections in online DPI needs to be done. 2. Booking list of flats/shops sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat no. /shop no.,

		tower no., carpet area, date of booking, average rate, and total consideration needs to be provided. 3. Details of unsold flats/shops need to be provided. 4. Project report need to be submitted. 5. PERT Chart specifying date of completion needs to be provided. 6. Reasons for delay of the project needs to be mentioned along with supporting documents. 7. Copy of draft allotment letter, application form, Builder buyer agreement, payment receipt and conveyance deed needs to be submitted. 8. Following CA Certificate needs to be submitted: a) Original CA Certificate dated 17.10.2024 of net worth of promoter.

Recommendations:-

The application submitted by the promoter under section 6 of the Act of 2016 along with the requisite documents is found to be in order except for the above listed deficiencies.

The Authority may consider for the grant of extension of registration subject to the submission of above-mentioned deficiencies.

(Ashish Dubey)
Chartered Accountant

(Prachi Singh)
Planning Executive

Day and Date of hearing	Monday and 21.04.2025
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 21.04.2025

Sh. Prachi Singh, Planning Executive briefed about the facts of the case.

Sh. Vineet Maheshwari (President), Sh. Siddhartha Kapoor (AV) and Sh. Ravindra (AR) are present on behalf of the promoter.

The promoter requests to make an amendment in the registered plot number from 38 to 36 due to revision in layout plan and issue an amended registration certificate and further grant the extension of one year.

Consequently, the promoter is directed to submit a separate application along with supporting documents for the amendment of registration certificate.

In view of the above, the extension requested under Section 6 of the Act, 2016 is approved as proposed. The RC shall be issued after the above compliances are made.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA